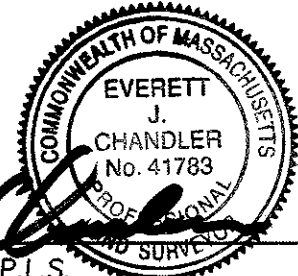


PLAN BOOK 464 PLAN 53

BOOK REGISTER OF DEEDS, SO. DIST.
SALFORD, MASS.
Recorded March 7, 2018
with Design Evergreen
Commons LLC
Rec. B.3573.P.115
Noted
J. J. G. O'Connell
Register of Deeds
(6 Plans)

RESERVED FOR REGISTERS USE ONLY

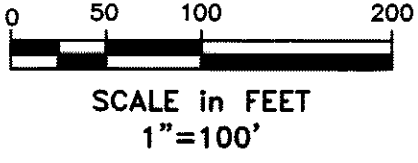
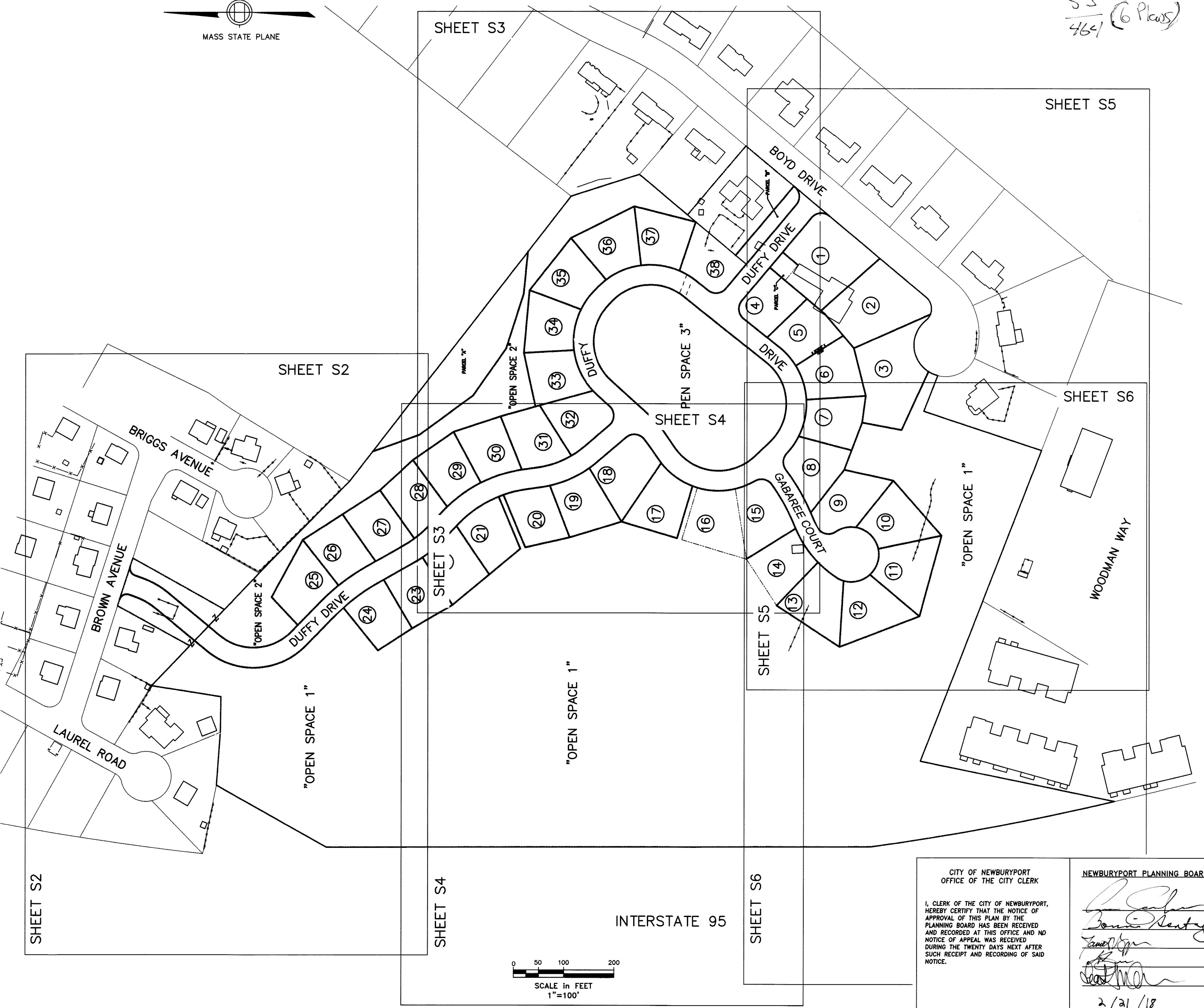
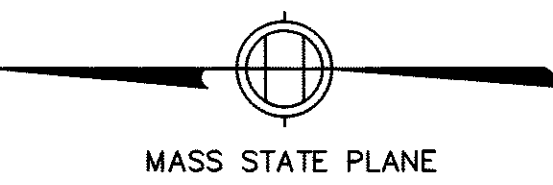
NOTES
THE PURPOSE OF THIS PLAN IS TO SHOW THE PRELIMINARY LOT LAYOUT FOR A DEFINITIVE SUBDIVISION OFF BOYD DRIVE AND LAUREL ROAD IN NEWBURYPORT, MASSACHUSETTS. IT IS THE RESULT OF AERIAL MAPPING PERFORMED IN 2015 BASED ON 2010 FLIGHTS AS UPDATED BY AN ACTUAL ON THE GROUND SURVEY PERFORMED BETWEEN NOVEMBER 2015 AND SEPTEMBER 2016 AND ROADWAY AND LOT LAYOUT BY DESIGN CONSULTANTS, INC IN SEPTEMBER 2016.
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CLIENT AND THE CITY OF NEWBURYPORT ASSESSOR'S OFFICE IN NOVEMBER 2015.
ALL PLAN AND DEED REFERENCES REFER TO THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS.
UTILITIES SHOWN HEREON ARE BASED ON RECORD PLANS OBTAINED FROM THE RESPECTIVE UTILITY OWNERS. INVERTS ARE BASED ON ACTUAL FIELD MEASUREMENTS.
THE LOCUS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS GRAPHICALLY SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 25009C0108F WITH AN EFFECTIVE DATE OF 07/03/2012. THE FLOOD ZONE DETERMINATION WAS MADE BY GRAPHIC PLOTTING ONLY AND NO FIELD SURVEYING WAS COMPLETED TO MAKE THIS DETERMINATION.
SEE COVER SHEET FOR LIST OF WAIVERS REQUESTED.
I CERTIFY THAT THE SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR AN ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 6.0.1 AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.



P.L.S. *Everett J. Chandler*
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

DATE 2/16/18

LOCUS TITLE INFORMATION
18 BOYD DRIVE "EVERGREEN GOLF COURSE"
OWNER: DDJH LLC
DEED REFERENCE: BOOK 29288 PAGE 376
ASSESSORS: MAP 110 PARCEL 20
5 BROWN AVENUE
OWNER: HOWARD J. HALL
DEED REFERENCE: BOOK 35708 PAGE 396
ASSESSORS: MAP 111 PARCEL 117



53
464 (6 Plans)

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Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

Winter GEC, LLC
34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:				
HORIZ: 1" = 100'				
VERT: _____				
NO.	DATE	BY	REVISIONS	
3	1/9/18	EJC	CONSERVATION COMMISSION PLANS	
2	11/16/17	EJC	CHANGES PER REVIEW COMMENTS	
1	8/8/17	EJC	REVIEW COMMENTS	

FIELD: EC
CALCS: EC
CHECKED: EJC
APPROVED: EJC

LOT LAYOUT KEY PLAN

PORT PLACE
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
EVERGREEN COMMONS, LLC

PROJECT NO.
18BOYD
DATE: MAY 22, 2017
SHEET NO.
1 OF 6

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

CLERK _____ DATE _____

NEWBURYPORT PLANNING BOARD

Bonnie Bentley

2/21/18
DATE

S1

PLAN BOOK 464 PLAN 53
 MASS. REGISTRY OF DEEDS, SO. DIST.
 SALEM, MASS.
 Received March 7 2018
 with DSD Evergreen
 Commons LLC
 Rec. B 36522 P. 115
 J. G. Roberts
 Registrar of Deeds
 (Plans)
 RESERVED FOR REGISTERS USE ONLY

LOCUS TITLE INFORMATION
 18 BOYD DRIVE "EVERGREEN GOLF COURSE"
 OWNER: DDJH LLC
 DEED REFERENCE: BOOK 29288 PAGE 376
 ASSESSORS: MAP 110 PARCEL 20
 5 BROWN AVENUE
 OWNER: HOWARD J. HALL
 DEED REFERENCE: BOOK 35708 PAGE 396
 ASSESSORS: MAP 111 PARCEL 117

NOTES
 I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.
 SEE SHEET S1 FOR ADDITIONAL NOTES.

EVERETT J. CHANDLER
 EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41783
 DATE: 2/16/18

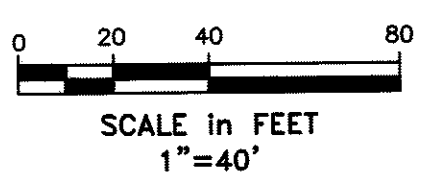
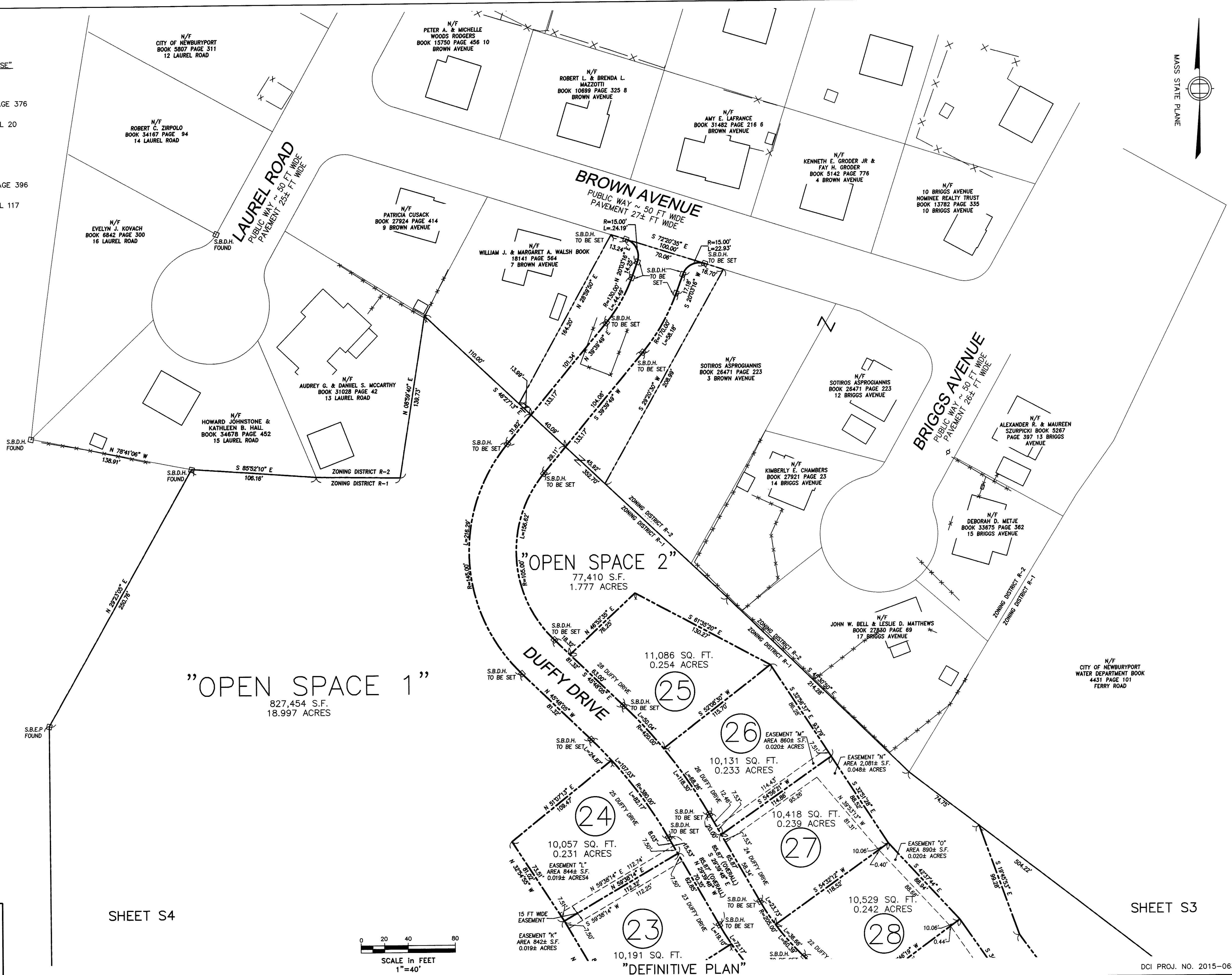
NEWBURYPORT PLANNING BOARD
 [Signatures]
 DATE: 2/21/18

**CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK**
 I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
 CLERK: _____ DATE: _____

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Design Consultants, Inc.
 Consulting Engineers and Surveyors
 120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350
 68 PLEASANT STREET NEWBURYPORT, MA 01950 978-358-7173

Winter GEC, LLC
 34 WINTER STREET NEWBURYPORT, MA 01950 978-270-8626



NO.	DATE	BY	REVISIONS
3	1/9/18	EJC	CONSERVATION COMMISSION PLANS
2	11/16/17	EJC	CHANGES PER REVIEW COMMENTS
1	8/8/17	EJC	REVIEW COMMENTS

FIELD: EC	LOT LAYOUT PLAN	PLAN OF LAND IN NEWBURYPORT, MASSACHUSETTS SURVEYED FOR EVERGREEN COMMONS, LLC	PROJECT NO. 18BOYD
CALCS: EC			DATE: MAY 22, 2017
CHECKED: EJC			SHEET NO.
APPROVED: EJC			2 OF 6

S2

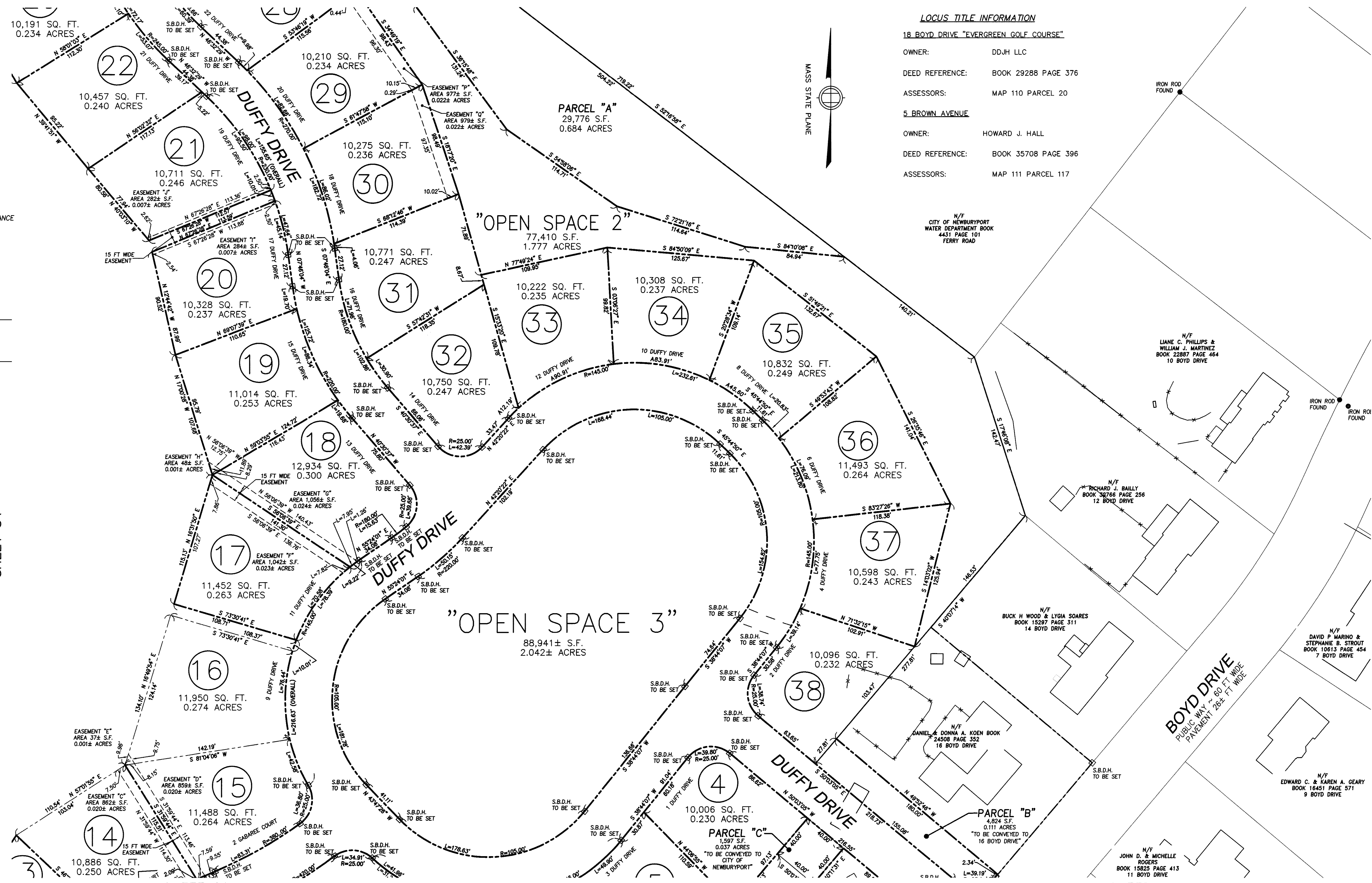
DCI PROJ. NO. 2015-063

PLAN BOOK 464 PLANS 3
 EVERETT J. CHANDLER, P.L.S.
 Registered March 7, 2018
 with DCSN Evergreen
 Commons LLC
 Rec. B36533 P. 115
 J. Chandler
 Resident of Deeds
 (a Plans)

NOTES
 I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.
 SEE SHEET S1 FOR ADDITIONAL NOTES.

EVERETT J. CHANDLER
 P.L.S.
 MASS. REGISTRATION NO. 41783

DATE **2/16/18**



LOCUS TITLE INFORMATION
18 BOYD DRIVE "EVERGREEN GOLF COURSE"
 OWNER: DDJH LLC
 DEED REFERENCE: BOOK 29288 PAGE 376
 ASSESSORS: MAP 110 PARCEL 20
5 BROWN AVENUE
 OWNER: HOWARD J. HALL
 DEED REFERENCE: BOOK 35708 PAGE 396
 ASSESSORS: MAP 111 PARCEL 117

N/F
 CITY OF NEWBURYPORT
 WATER DEPARTMENT BOOK
 4431 PAGE 101
 FERRY ROAD

N/F
 LIANE C. PHILLIPS &
 WILLIAM J. MARTINEZ
 BOOK 22887 PAGE 464
 10 BOYD DRIVE

N/F
 RICHARD J. BAILLY
 BOOK 34766 PAGE 256
 12 BOYD DRIVE

N/F
 BUCK H WOOD & LYDIA SOARES
 BOOK 15297 PAGE 311
 14 BOYD DRIVE

N/F
 DAVID P. MARINO &
 STEPHANIE B. STROUT
 BOOK 10613 PAGE 454
 7 BOYD DRIVE

N/F
 EDWARD C. & KAREN A. GEARY
 BOOK 16451 PAGE 571
 9 BOYD DRIVE

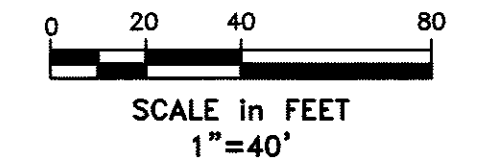
N/F
 JOHN D. & MICHELLE
 ROGERS
 BOOK 15825 PAGE 413
 11 BOYD DRIVE

NEWBURYPORT PLANNING BOARD
 [Signatures]
 DATE **2/21/18**

**CITY OF NEWBURYPORT
 OFFICE OF THE CITY CLERK**
 I, CLERK OF THE CITY OF NEWBURYPORT,
 HEREBY CERTIFY THAT THE NOTICE OF
 APPROVAL OF THIS PLAN BY THE
 PLANNING BOARD HAS BEEN RECEIVED
 AND RECORDED AT THIS OFFICE AND NO
 NOTICE OF APPEAL WAS RECEIVED
 DURING THE TWENTY DAYS NEXT AFTER
 SUCH RECEIPT AND RECORDING OF SAID
 NOTICE.

Design Consultants, Inc.
 Consulting Engineers and Surveyors
 120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350
 68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

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"DEFINITIVE PLAN"

Winter GEC, LLC
 34 WINTER STREET
 NEWBURYPORT, MA 01950
 978-270-8626

SCALE:			
HORIZ: 1"= 40'			
VERT:			
NO.	DATE	BY	REVISIONS
3	1/9/18	EJC	CONSERVATION COMMISSION PLANS
2	11/16/17	EJC	CHANGES PER REVIEW COMMENTS
1	8/8/17	EJC	REVIEW COMMENTS

FIELD: EC
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

LOT LAYOUT PLAN

PORT PLACE
 18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
 SURVEYED FOR
EVERGREEN COMMONS, LLC

PROJECT NO.
18BOYD
 DATE: **MAY 22, 2017**
 SHEET NO.
3 OF 6

S3

DCI PROJ. NO. 2015-063

PLAN BOOK 464 PLAN 53

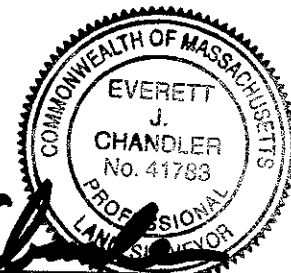
5644 REALTY OF COMMON SO. DIST
SALM MASS.
Revised March 7, 2018
with D.C.S.N. Evergreen
Commons LLC
REG. B. 26532P (15)
Averett
J. Chandler
Deputy of Deeds
(Plans)

RESERVED FOR REGISTERS USE ONLY

NOTES

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.

SEE SHEET S1 FOR ADDITIONAL NOTES.



P.L.S. EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783

DATE 2/16/18

LOCUS TITLE INFORMATION

18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC
DEED REFERENCE: BOOK 29288 PAGE 376
ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL
DEED REFERENCE: BOOK 35708 PAGE 396
ASSESSORS: MAP 111 PARCEL 117

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK

NEWBURYPORT PLANNING BOARD

I, CLERK OF THE CITY OF NEWBURYPORT,
HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE
PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED
DURING THE TWENTY DAYS NEXT AFTER
SUCH RECEIPT AND RECORDING OF SAID
NOTICE.

[Signatures]

2/21/18

CLERK DATE

Design Consultants, Inc.

Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

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SCALE in FEET
1"=40'

Winter GEC, LLC

34 WINTER STREET
NEWBURYPORT, MA 01950
978-270-8626

NO.	DATE	BY	REVISIONS
3	1/9/18	EJC	CONSERVATION COMMISSION PLANS
2	11/16/17	EJC	CHANGES PER REVIEW COMMENTS
1	8/8/17	EJC	REVIEW COMMENTS

FIELD: EC
CALCS: EC
CHECKED: EJC
APPROVED: EJC

LOT LAYOUT PLAN
PORT PLACE
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
EVERGREEN COMMONS, LLC

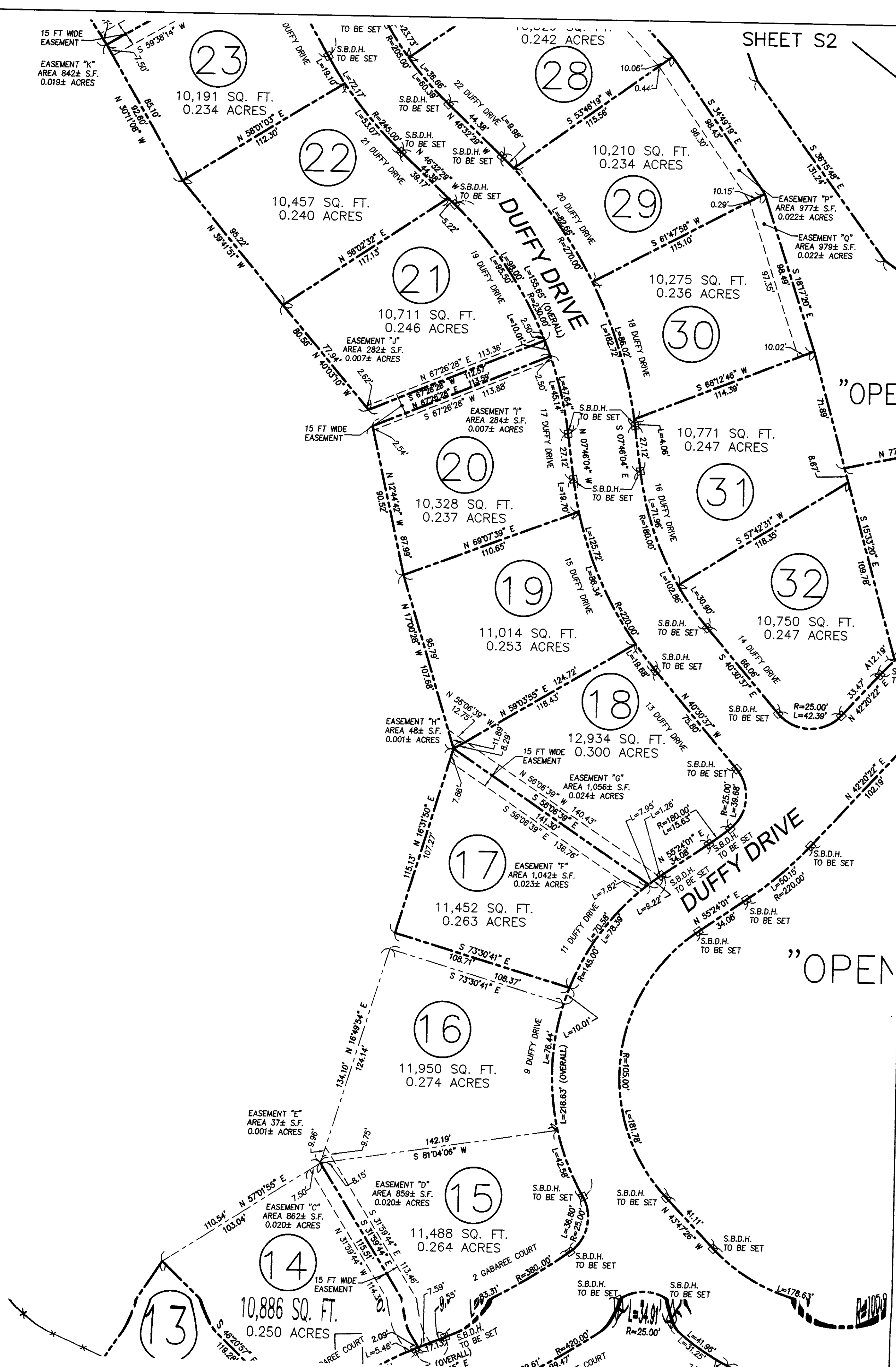
PROJECT NO.
18BOYD
DATE: MAY 22, 2017
SHEET NO.
4 OF 6

DCI PROJ. NO. 2015-063

S4

INTERSTATE 95
NORTH BOUND

"OPEN SPACE 1"
827,454 S.F.
18.997 ACRES



27.2801'
M. 2653000' N

SCALE in FEET
1"=40'

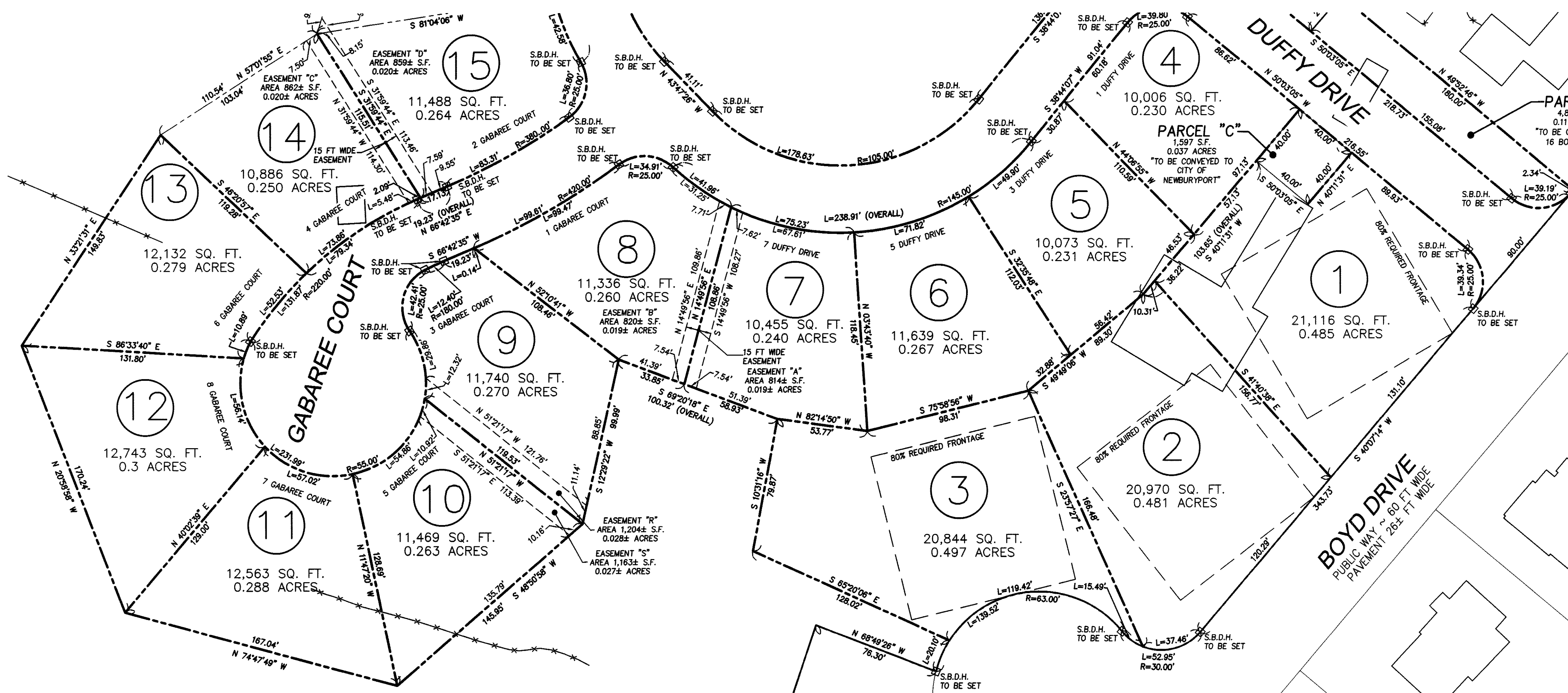
"DEFINITIVE PLAN"

SHEET S5

MASS STATE PLANE

53
260
(6 Plans)

SHEET S6

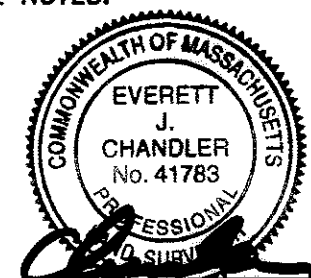


"OPEN SPACE 1"
827,454 S.F.
18.997 ACRES

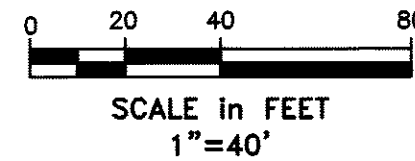
N/F THE VILLAGE AT NEWBURYPORT CONDOMINIUM MASTER DEED BOOK 16385 PAGE 114 WOODMAN WAY

PLAN BOOK 444 PLANS 5
C.S. & C. COMPANY OF DEEDS & DIST. SALINA MASS.
Received March 7, 2018
with Deed, Evergreen Commons, LLC
Rec. B 36573 P 115
Attest
J. G. O'Brien
Register of Deeds
(6 Plans)

NOTES
I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS.
SEE SHEET S1 FOR ADDITIONAL NOTES.



P.L.S. EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41783
DATE 2/16/18



LOCUS TITLE INFORMATION
18 BOYD DRIVE "EVERGREEN GOLF COURSE"
OWNER: DDJH LLC
DEED REFERENCE: BOOK 29288 PAGE 376
ASSESSORS: MAP 110 PARCEL 20
5 BROWN AVENUE
OWNER: HOWARD J. HALL
DEED REFERENCE: BOOK 35708 PAGE 396
ASSESSORS: MAP 111 PARCEL 117

CITY OF NEWBURYPORT
OFFICE OF THE CITY CLERK
NEWBURYPORT PLANNING BOARD
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
CLERK DATE DATE
2/21/18

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Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350
68 PLEASANT STREET NEWBURYPORT, MA 01950 978-358-7173

Winter GEC, LLC
34 WINTER STREET NEWBURYPORT, MA 01950 978-270-8626

SCALE:				
HORIZ:	1" = 40'			
VERT:				
NO.	DATE	BY	REVISIONS	
3	1/9/18	EJC	CONSERVATION COMMISSION PLANS	
2	11/16/17	EJC	CHANGES PER REVIEW COMMENTS	
1	8/8/17	EJC	REVIEW COMMENTS	

FIELD: EC
CALCS: EC
CHECKED: EJC
APPROVED: EJC

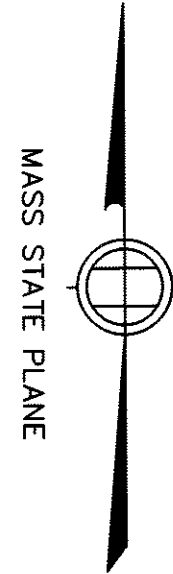
LOT LAYOUT PLAN
PORT PLACE
18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN
NEWBURYPORT, MASSACHUSETTS
SURVEYED FOR
EVERGREEN COMMONS, LLC

PROJECT NO. 18BOYD
DATE: MAY 22, 2017
SHEET NO. 5 OF 6

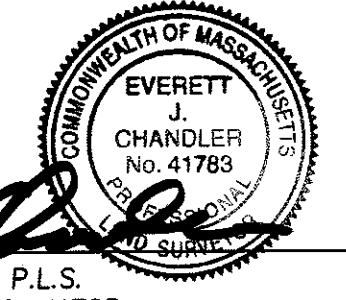
S5

PLAN BOOK 464 PLAN 53
 ESSEX REGISTRY OF DEEDS SOUTH
 SALEM, MASS.
 Received March 7 2018
 With Descn, Evergreen
 Commons LLC
 Rec. B 36573 P 115
 Author: *G. J. Chandler*
 Register of Deeds
 (6 Plans)



RESERVED FOR REGISTERS USE ONLY

NOTES
 I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE
 WITH THE RULES FOR RECORDING ADOPTED BY THE
 REGISTERS OF DEEDS.
 SEE SHEET EX1 FOR ADDITIONAL NOTES.



P.L.S. *Everett J. Chandler*
 EVERETT J. CHANDLER, P.L.S.
 MASS. REGISTRATION NO. 41783

DATE 2/16/18

LOCUS TITLE INFORMATION

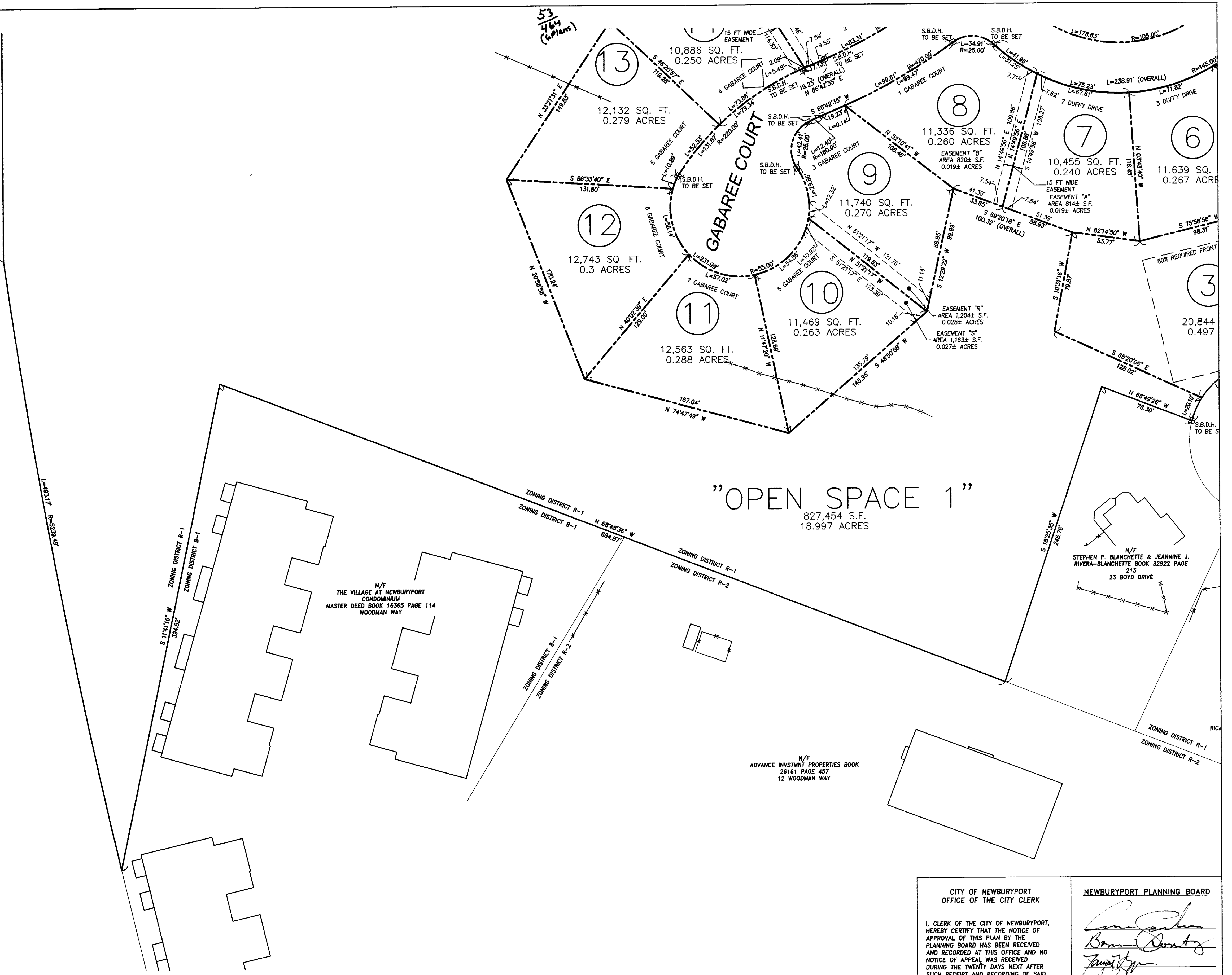
18 BOYD DRIVE "EVERGREEN GOLF COURSE"

OWNER: DDJH LLC
 DEED REFERENCE: BOOK 29288 PAGE 376
 ASSESSORS: MAP 110 PARCEL 20

5 BROWN AVENUE

OWNER: HOWARD J. HALL
 DEED REFERENCE: BOOK 35708 PAGE 396
 ASSESSORS: MAP 111 PARCEL 117

INTERSTATE 95
 NORTH BOUND



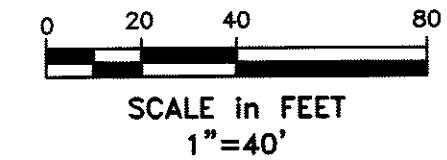
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DCI PROJ. NO. 2015-063

Design Consultants, Inc.
 Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173



"DEFINITIVE PLAN"

CITY OF NEWBURYPORT OFFICE OF THE CITY CLERK	NEWBURYPORT PLANNING BOARD
I, CLERK OF THE CITY OF NEWBURYPORT, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.	<i>[Signatures]</i> 2/21/18
CLERK	DATE

Winter GEC, LLC

34 WINTER STREET
 NEWBURYPORT, MA 01950
 978-270-8626

SCALE: _____

HORIZ: 1" = 40'

VERT: _____

NO.	DATE	BY	REVISIONS
3	1/9/18	EJC	CONSERVATION COMMISSION PLANS
2	11/16/17	EJC	CHANGES PER REVIEW COMMENTS
1	8/8/17	EJC	REVIEW COMMENTS

FIELD: EC
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

LOT LAYOUT PLAN
 PORT PLACE
 18 BOYD DRIVE & 5 BROWN AVENUE

PLAN OF LAND IN
 NEWBURYPORT, MASSACHUSETTS
 SURVEYED FOR
 EVERGREEN COMMONS, LLC

PROJECT NO.
 18BOYD
 DATE: MAY 22, 2017
 SHEET NO.
 6 OF 6

S6